



01732 522 822  
 info@khp.me



Anson Avenue  
 Kings Hill ME19 4RA  
 Offers Over £750,000

Tenure: Freehold

Council tax band: F





GUIDE PRICE £750,000-£775,000 - FABULOUS LOCATION - A beautifully presented 4 bedroom detached home located on the highly sought after Phase 1 of Kings Hill. Boasts a BRAND NEW kitchen. Excellent PARKING facilities and PRIVATE rear garden.

Internally the accommodation comprises a welcoming entrance hall with bespoke understairs cupboard and attractive Amtico floor running through to the STUNNING open plan kitchen/diner/family room and hallway. There is a living room, second reception room currently used as the family room and cloakroom.

To the first floor you will find the main bedroom with built in wardrobes and ensuite, 3 further bedrooms and a modern family bathroom.

Externally there is a well kept front garden, DOUBLE GARAGE, driveway for 4 vehicles and rear garden benefitting from a good degree of privacy.

- Detached House
- Sought After Phase 1 Location
- Modern Condition Throughout
- Stunning Kitchen/Diner/Family Room
- 2 Reception Rooms
- Utility Room
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Double Garage & Driveway
- Rear Garden with Good Degree of Privacy

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(43-54) <b>E</b>		(43-54) <b>E</b>	
(31-42) <b>F</b>		(31-42) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**LOCAL INFORMATION FOR KINGS HILL**  
Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

**ADDITIONAL INFORMATION**

Freehold  
Local Estate Charge - N/A as Phase 1  
Council Tax Band F  
EPC Rating C  
Loft - boarded with ladder  
UPVC Double Glazing

**DISCLAIMER**

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

